ARIF HABIB DOLMEN
REIT MANAGEMENT LIMITED

October 30, 2026

FORM-7

The General Manager
Pakistan Stock Exchange Limited
Stock Exchange Building
Stock Exchange Road
Karachi.

Subject: **FINANCIAL RESULTS OF GLOBE RESIDENCY REIT FOR THE QUARTER ENDED SEPTEMBER 30, 2026**

Dear Sir,

We have to inform you that Board of Directors of Arif Habib Dolmen REIT Management Limited, the Management Company of **Globe Residency REIT** (the Scheme), in their meeting held on Friday, October 30, 2026 at 03:00 p.m. at Arif Habib Centre, 23 M.T Khan Road, Karachi, recommended the following:

(i)	**CASH DIVIDEND**	**NIL**
(ii)	**BONUS SHARES**	**NIL**
(iii)	**RIGHT SHARES**	**NIL**
(iv)	**ANY OTHER ENTITLEMENT / CORPORATE ACTION**	**NIL**
(v)	**ANY OTHER PRICE-SENSITIVE INFORMATION**	**NIL**

The financial results of the Scheme, along with the required additional statements are attached herewith as follows:

- Condensed interim statement of financial position (Annexure – A);
- Condensed interim statement of profit or loss (Annexure – B);
- Condensed interim statement of changes in unit-holder's fund (Annexure – C); and
- Condensed interim statement of cash flows (Annexure – D)

The report of the Scheme for the quarter ended September 30, 2026 will be transmitted through PUCARS, within specified time.

Yours' faithfully,

ARIF HABIB DOLMEN REIT MANAGEMENT LTD

Razi Haider
CFO & Company Secretary

Encl: As stated above

GLOBE RESIDENCY REIT
CONDENSED INTERIM STATEMENT OF FINANCIAL POSITION
AS AT SEPTEMBER 30, 2026

(ANNEXURE - A)

	Note	September 30, 2026 Un-audited	June 30, 2026 Audited
		---------- (Rupees in '000) ----------	
ASSETS			
Non-current assets			
Long term deposits	3	9,759	9,759
Contract cost assets	4	5,043	5,043
Total non-current assets		14,802	14,802
Current assets			
Current portion of contract cost assets	4	11,570	18,235
Inventory property	5	2,044,696	2,262,021
Contract assets	6	3,900,221	2,992,257
Advance for development expenditure	7	849,596	462,603
Advance and prepayments	8	10,990	11,011
Trade and other receivables	9	757,250	829,415
Bank balances	10	453,880	249,667
Total current assets		8,028,203	6,825,209
Total assets		8,043,005	6,840,011
UNIT HOLDERS' FUND AND LIABILITIES			
REPRESENTED BY:			
Unit holders' fund			
Issued, subscribed and paid up units			
140,000,000 (June 30, 2026: 140,000,000) units of Rs. 10 each	11	1,400,000	1,400,000
Revenue reserves		339,784	669,810
		1,739,784	2,069,810
LIABILITIES			
Non-current liabilities			
Long term loan / financing	12.1	716,667	1,377,778
Current liabilities			
Current portion of long term loan / financing	12.1	1,361,950	785,716
Working capital finance	13	545,669	250,611
Payable to joint operator	14	1,018,071	692,182
Contract liabilities	15	859,772	728,164
Trade and other payables	16	610,565	514,552
Payable to the REIT Management Company	17	17,307	9,027
Payable to the Central Depository Company of Pakistan Limited - Trustee	18	3,225	1,615
Payable to the Securities and Exchange Commission of Pakistan	19	2,634	1,765
Accrued expenses and other liabilities	20	586,068	374,165
Dividend payable	21	578,715	18,737
Commission payable		2,578	15,889
Total current liabilities		5,586,554	3,392,423
Total liabilities		6,303,221	4,770,201
Total unit holders' fund and liabilities		8,043,005	6,840,011
		----------(Rupees)----------	
Net assets value per unit		12.43	14.78
Contingencies and commitments	22		

The annexed notes from 1 to 32 form an integral part of these condensed interim financial statements.

For Arif Habib Dolmen REIT Management Limited
(REIT Management Company)

Chief Financial Officer

GLOBE RESIDENCY REIT
CONDENSED INTERIM STATEMENT OF PROFIT OR LOSS (UN-AUDITED)
FOR THE PERIOD FROM JULY 01, 2026 TO SEPTEMBER 30, 2026

(ANNEXURE - B)

	Note	September 30, 2026	September 30, 2025
		------- (Rupees in '000) -------	
Revenue from contracts with customers	23	1,280,620	1,045,835
Cost of sales	24	(990,653)	(824,921)
Gross profit		289,967	220,914
Administrative and operating expenses	25	(60,586)	(44,998)
Net operating income		229,381	175,916
Other income	26	22,437	20,200
		251,818	196,116
Remuneration of the REIT Management Company	17.1	(5,019)	(7,058)
Sindh sales tax on remuneration of the REIT Management Company	17.2	(753)	(1,059)
Remuneration of the Central Depository Company of Pakistan Limited - Trustee	18.1	(1,004)	(1,412)
Sindh sales tax on remuneration of the Trustee	18.2	(151)	(212)
Fee of the Securities and Exchange Commission of Pakistan	19.1	(9,521)	(1,181)
Marketing expense		(8,026)	(5,635)
		(24,474)	(16,557)
Reversal / (charge) of credit loss allowance	27	3,193	352
Profit before taxation		230,537	179,911
Taxation	28	(563)	(1,562)
Profit after taxation		229,974	178,349
		----------(Rupees)----------	
Earnings per unit - basic and diluted	29	1.64	1.27

The annexed notes from 1 to 32 form an integral part of these condensed interim financial statements.

For Arif Habib Dolmen REIT Management Limited
(REIT Management Company)

Chief Financial Officer

GLOBE RESIDENCY REIT
CONDENSED INTERIM STATEMENT OF CHANGES IN UNIT HOLDERS' FUND (UN-AUDITED)
FOR THE PERIOD FROM JULY 01, 2026 TO SEPTEMBER 30, 2026 **(ANNEXURE - C)**

	Issued, subscribed and paid up units	Revenue reserves	Total unit holders' fund
		Unappro-priated profit	
	(Rupees in '000)		
Balance as at July 01, 2025	1,400,000	581,630	1,981,630
Total comprehensive income for the period	-	178,349	178,349
Transactions with owners recorded directly in equity:			
Final cash dividend for the year ended June 30, 2025 at Rs. 3.50 per unit declared on July 31, 2025	-	(490,000)	(490,000)
Balance as at September 30, 2025	**1,400,000**	**269,979**	**1,669,979**
Balance as at July 01, 2026	1,400,000	669,810	2,069,810
Total comprehensive income for the period	-	229,974	229,974
Transactions with owners recorded directly in equity:			
Final cash dividend for the year ended June 30, 2026 at Rs. 4.00 per unit declared on August 20, 2026	-	(560,000)	(560,000)
Balance as at September 30, 2026	**1,400,000**	**339,784**	**1,739,784**

The annexed notes from 1 to 32 form an integral part of these condensed interim financial statements.

For Arif Habib Dolmen REIT Management Limited
(REIT Management Company)

HABIB DOLMEN REIT MANAGEMENT LTD

Chief Financial Officer

GLOBE RESIDENCY REIT
CONDENSED INTERIM STATEMENT OF CASH FLOWS (UN-AUDITED) **(ANNEXURE - D)**
FOR THE PERIOD FROM JULY 01, 2026 TO SEPTEMBER 30, 2026

	Note	September 30, 2026	September 30, 2025
		(Rupees in '000)	
CASH FLOWS FROM OPERATING ACTIVITIES			
Profit before taxation		230,537	179,911
Adjustments for non-cash items:			
Reversal / (charge) of credit loss allowance	27	(3,193)	(352)
Profit on bank deposit	26	(1,941)	(5,385)
		225,403	174,174
(Increase) / decrease in assets			
Inventory property		217,325	(177,087)
Contract cost assets		6,665	(1,230)
Contract assets		(907,964)	(536,854)
Advance and prepayments		21	4,156
Trade and other receivables		74,750	5,858
Receivable from joint operator		-	(37,621)
Advance for development expenditure		(386,993)	(72,369)
		(996,196)	(815,147)
Increase / (decrease) in liabilities			
Contract liabilities		131,608	680,257
Commission payable		(13,311)	-
Trade and other payables		96,013	(15,810)
Payable to the REIT Management Company		8,280	67
Payable to the Central Depository Company of Pakistan Limited - Trustee		1,610	12
Payable to the Securities and Exchange Commission of Pakistan		869	1,181
Working capital finance		-	9,129
Payable to joint operator		325,889	-
Accrued expenses and other liabilities		211,718	57,643
Accrued mark-up		25,388	32,856
		788,064	765,335
Profit on deposit received		2,549	4,115
Tax paid		(378)	(822)
Net cash generated from / (used in) operating activities		19,442	127,655
CASH FLOWS FROM FINANCING ACTIVITIES			
Principal paid on long term loan		-	(100,000)
(Repayment of) / proceeds from working capital finance		284,793	193,233
(Repayment of) / proceeds from diminishing musharakah facility		(100,000)	175,000
Proceeds from joint operation	14	-	200,000
Dividend paid		(22)	(489,169)
Net cash generated from / (used in) financing activities		184,771	(20,936)
Net increase in cash and cash equivalents during the period		204,213	106,719
Cash and cash equivalents at the beginning of the period		249,667	62,535
Cash and cash equivalents at end of the period		453,880	169,254

The annexed notes from 1 to 32 form an integral part of these condensed interim financial statements.

For Arif Habib Dolmen REIT Management Limited
(REIT Management Company)

Chief Financial Officer